

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

15 Swan Street, Eltham Vic 3095

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$860,000 & \$920,000

Median sale price

Median price \$1,230,000 Property Type House Suburb Eltham

Period - From 01/07/2024 to 30/09/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1/75 Napoleon St ELTHAM 3095	\$900,000	09/10/2024
2	8/22 Livingstone Rd ELTHAM 3095	\$897,000	23/08/2024
3	6/5 Mccarthy Gr MONTMORENCY 3094	\$905,000	15/07/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

25/10/2024 09:29



4
 2
 1

Property Type: Townhouse
(Single)

Land Size: 360 sqm approx

Agent Comments

Indicative Selling Price

\$860,000 - \$920,000

Median House Price

September quarter 2024: \$1,230,000

Comparable Properties



1/75 Napoleon St ELTHAM 3095 (REI)

Agent Comments

3
 2
 2

Price: \$900,000

Method: Private Sale

Date: 09/10/2024

Property Type: Unit

Land Size: 458 sqm approx



8/22 Livingstone Rd ELTHAM 3095 (REI/VG)

Agent Comments

4
 3
 2

Price: \$897,000

Method: Private Sale

Date: 23/08/2024

Property Type: Townhouse (Res)

Land Size: 269 sqm approx



6/5 Mccarthy Gr MONTMORENCY 3094 (REI/VG)

Agent Comments

3
 2
 2

Price: \$905,000

Method: Private Sale

Date: 15/07/2024

Property Type: Townhouse (Single)

Land Size: 224 sqm approx

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192